

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33411

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Property Information

property address: 2800 S TEXAS AVE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 8, LOT 1 THRU 7
owner name/address: CITICORP NORTH AMERICA INC
CITIGROUP REALTY SERVICES
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FT LAUDERDALE, FL 33309
full business name: Citi Bank
land use category: Institutional type of business: bank
current zoning: C2 occupancy status: occup
lot area (square feet): 75000 frontage along Texas Avenue (feet): 380
lot depth (feet): 200 sq. footage of building: 65667
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 40 # of stories: 4
type of buildings (specify): brick-concrete
building/site condition: 5
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: 1959 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: Masonry
overall condition (specify): Excellent
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 75
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Excellent

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

excellent condition overall. well-maintained
landscaping